

South Woodham Ferrers **Oakland House** **4-6 Chipping Row** **& 12 Reeves Way** **Chelmsford** **Essex** **CM3 5JX**

- **Freehold Shop, Office and Residential Investment**
- **Comprises three retail units, first floor restaurant and office accommodation**
- **Part let to The Oakland Hotel (SWF) Limited until 2083 (1)**
- **Town centre location**
- **Total Current Rents Reserved**

£52,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

South Woodham Ferrers is located midway between Southend-on-Sea and Chelmsford on the A132, some 35 miles east of Central London. The M25 Motorway (Junction 29) is some 16 miles to the west, accessible by the A127.

The property is located adjacent to the Oakland Hotel, close to Reeves Wat and Market Square. It is within 1 mile of South Woodham Ferrers Rail Station with regular services to London Liverpool Street (55 mins).

Occupiers close by include The Oakland Hotel (adjacent), Asda Superstore, McDonald's, Domino's Pizza, Ladbroke's and Santander, amongst others.

Description

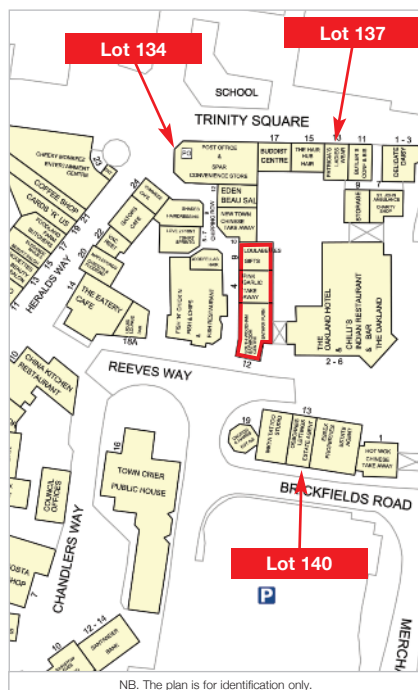
The property is arranged on ground and two upper floors to provide three ground floor retail units, a first floor restaurant and office accommodation on the second floor.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

For EPC Ratings please see website.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
4 Chipping Row	AK Begum	Ground Floor 40.50 sq m (436 sq ft)	20 years from 10.08.1997 FR & I	£5,500 p.a.	Holding over
6 Chipping Row	SD Putt and LK Mears	Ground Floor 58.52 sq m (630 sq ft)	5 years from 04.04.2014 FR & I	£4,000 p.a.	
12 Reeves Way	GD Heath (t/a South Woodham Fe)	Ground Floor 78.96 sq m (850 sq ft)	10 years from 24.06.2014 (2) Rent review every 5th year FR & I	£11,500 p.a.	Rent Review 2019
Oakland House First Floor	Mr Kadir (t/a Indian Restaurant)	First Floor 198.16 sq m (2,133 sq ft)	20 years from 15.11.2005 Rent review every 5th year FR & I	£20,000 p.a.	Rent Review 2020
Oakland House Second Floor	The Oakland Hotel (SWF) Limited	Second Floor 165.45 sq m (1,781 sq ft)	A term of years from 07.08.1998 to 31.12.2083 (1) Rent review 06.08.2016 and every 5th year thereafter FR & I	£11,000 p.a.	Rent Review 2021

(1) Tenant break option on 31st August 2018 not actioned and every fifteen years thereafter.

(2) Tenant break option on 24th June 2019.

NB. Not inspected by Allsop. Areas supplied by Vendor.

NB. Buyers will pay 1.5% of the purchase price plus VAT towards the Vendor's costs, plus the cost of searches.

Total £52,000 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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